



Tysoe Hill, Glenfield
Leicester, Leicestershire, LE3 8AQ



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Offers In Excess Of £195,000

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ONLY*****

Perfect for those looking for an exciting new build development project, Newton Fallowell are delighted to offer this partially built two bedroom detached dormer bungalow situated in a sought after location, within walking distance to local amenities. In need of completing by prospective buyers, once fully finished, this property would be ideal for families or someone looking to downsize from a larger home. The approved layout would include an entrance hall, two reception rooms, dining kitchen and utility room, with two double bedrooms and a bathroom upstairs. Full details of the plans can be found on the Blaby District Council. Please get in touch for more information or to arrange a visit to the site!



About The Area

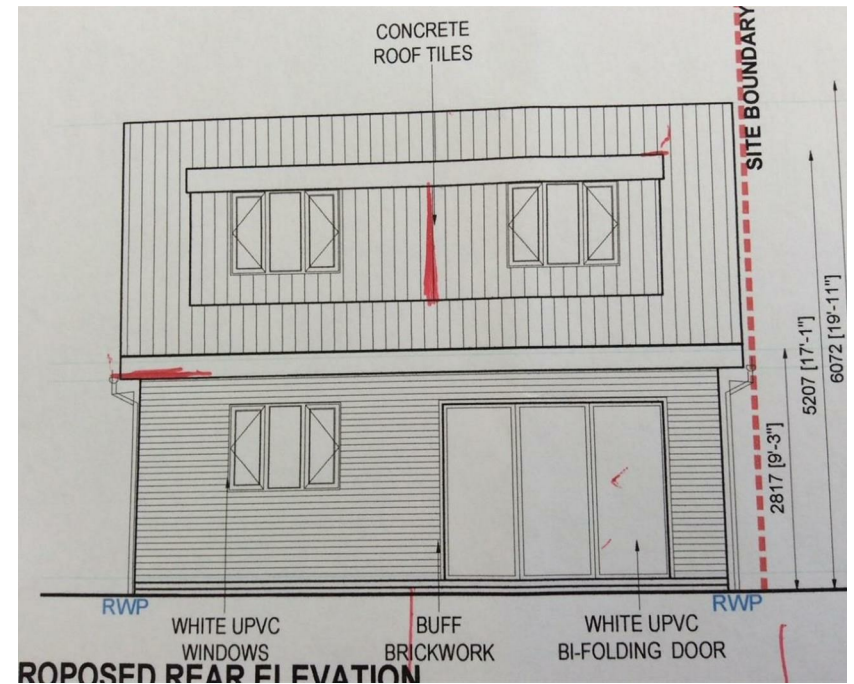
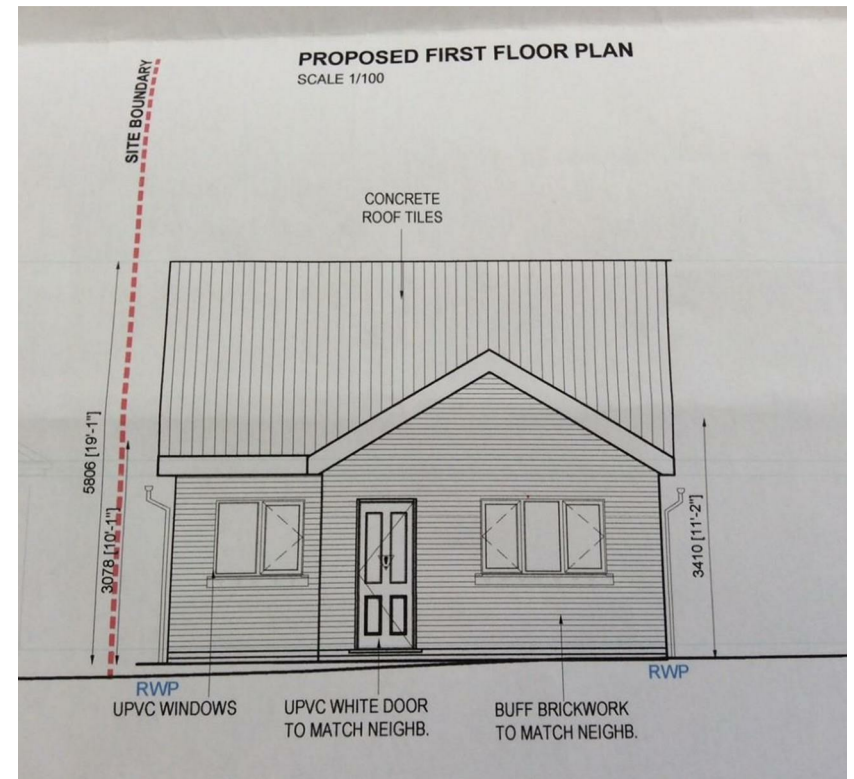
Glenfield is a sought after suburb situated to the north-west of Leicester City Centre, providing swift access to the M1, M69 and A46 as well as being less than five miles from Leicester City Centre which offers excellent rail links to both Birmingham and London St. Pancras International. There is a wide range of amenities available at both Fosse Park Shopping & Meridian Leisure Park. The property itself is situated within walking distance to an array of local amenities as well as being within close proximity to 'The Hall School'.

Viewing Arrangements

Viewings are strictly by appointment only.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

